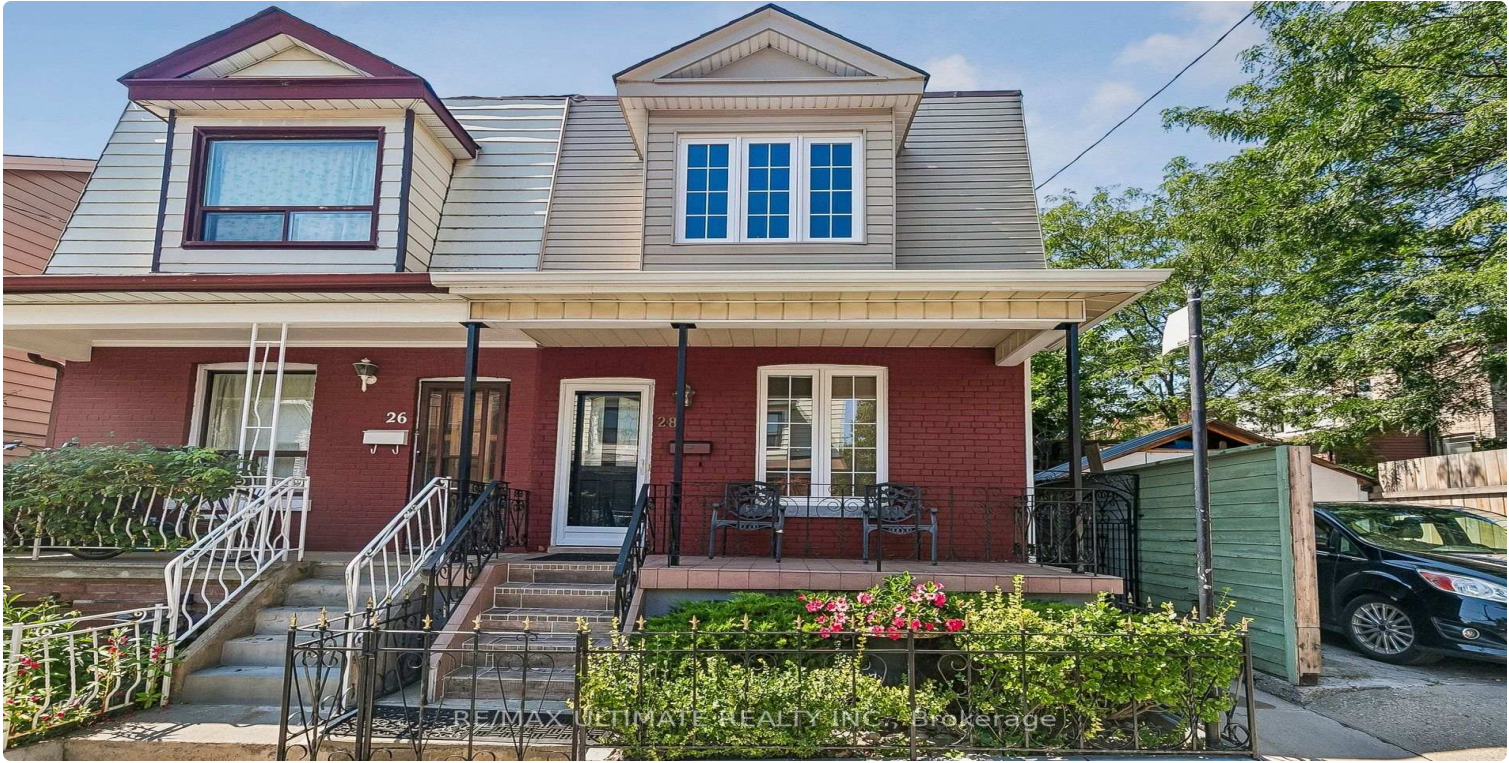




FOR SALE

SEMI-DETACHED

MLS# C13876462

28 Mechanic Avenue, Toronto, ON M6K 2P1

Little Portugal, Toronto · M6K 2P1

C\$ 1,199,000

4	2	1,300	0	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 28 Mechanic Ave, a beautifully renovated, turnkey home in an established West Toronto neighbourhood offering an exceptional combination of location, condition and future flexibility. Meticulously maintained and in mint condition, this home is truly move-in ready. The current owners thoughtfully modified the main floor to accommodate single-level living, converting the former kitchen area into a bedroom. Importantly, the original kitchen rough-ins remain behind the walls, providing the next owner with the flexibility to easily re-establish a main-floor kitchen and enjoy the entire home as one residence. For buyers looking for additional income potential or multigenerational living, the home's layout also presents an exciting concept for conversion to a legal duplex, subject to municipal approvals and applicable building-code requirements. The lower level offers a separate exterior entrance, kitchen, bathroom, laundry and generous living space, while the main and second floors provide additional living space with the flexibility to suit a variety of needs. Location is another standout Shirley Street Junior Public School & McCormick Arena are just a 2-3 minute walk. The surrounding west-end neighbourhood offers convenient access to the Dundas Street West corridor, TTC streetcar service, Lansdowne and Dundas West subway stations, Bloor GO/UP Express, as well as nearby shops, restaurants, groceries and every day amenities. Whether you're looking for a turnkey family home, multigenerational living, or a property with future income potential, 28 Mechanic Ave offers a rare level of flexibility in a convenient, established Toronto neighbourhood.

FEATURES

- ✓ Basement
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

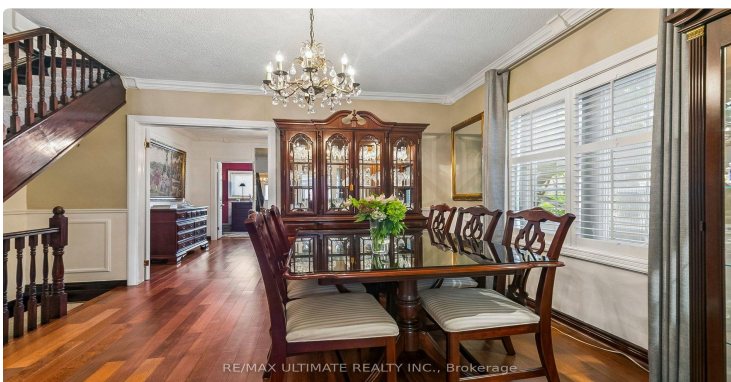
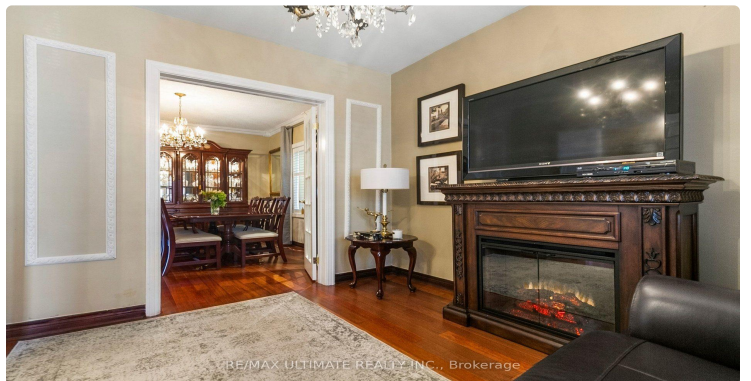
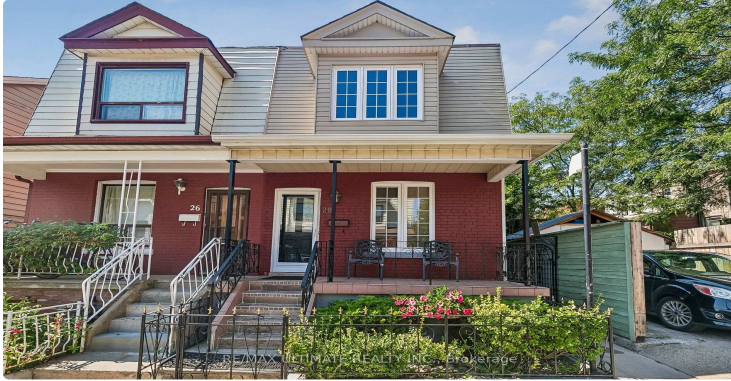
PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Semi-Detached
BASEMENT	Finished with Walk-Out, Separate Entrance
FACING	West
AGE	51-99 years
AREA RANGE	1100-1500 sqft
ANNUAL TAX	\$5,384
POSTAL CODE	M6K 2P1
NEIGHBOURHOOD	Little Portugal

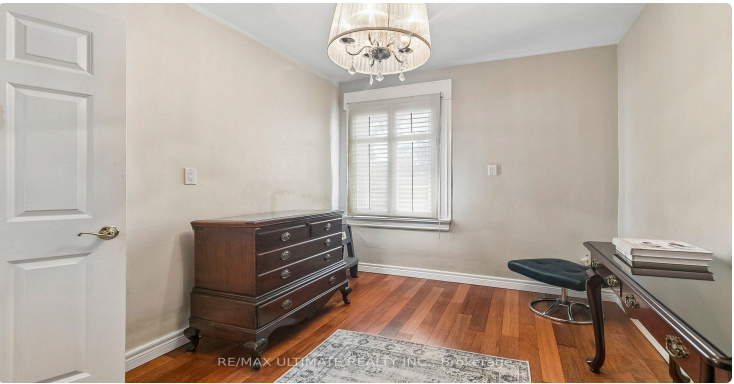
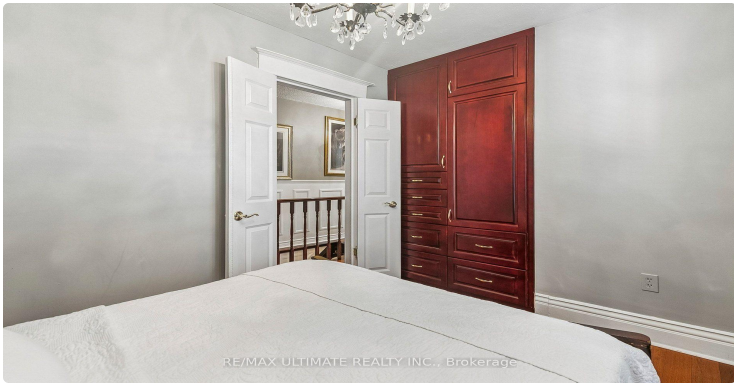
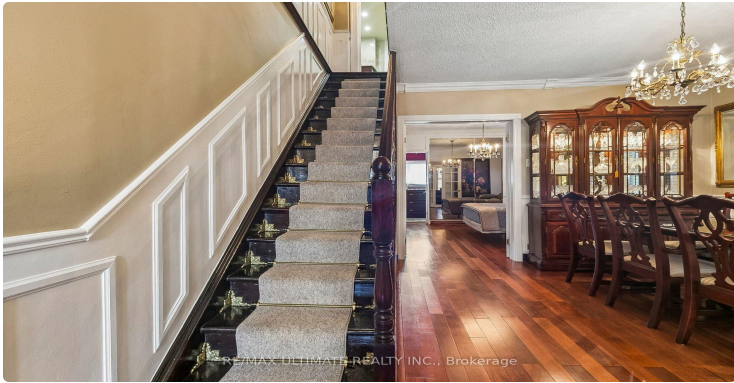
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES	RE/MAX ULTIMATE REALTY INC.
28 Mechanic Avenue, Toronto, ON M6K 2P1				

Living Room	Main	—	Fireplace, Hardwood Floor, Window
Dining Room	Main	—	Window, Hardwood Floor
Bedroom	Main	—	Closet Organizers, Hardwood Floor, Window
Primary Bedroom	Second	—	Window, Hardwood Floor
Bedroom 2	Second	—	Closet, Hardwood Floor, Window
Office	Second	—	B/I Shelves, Hardwood Floor, B/I Desk
Kitchen	Basement	—	Open Concept, Tile Floor, Backsplash
Living Room	Basement	—	Combined w/Dining, Laminate, Window
Dining Room	Basement	—	Combined w/Living, Vinyl Floor, Window
Laundry	Basement	—	Vinyl Floor, Laundry Sink, Pantry

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX ULTIMATE REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.